



# Enterprise Town Advisory Board MINUTES

Date & Time: May 27, 2015, 6:00 p.m.  
Location: Windmill Library, 7060 W. Windmill Ln., Las Vegas, NV.

Board Members: Frank J. Kapriva - Chair Cheryl Wilson - Vice-Chair  
David Chestnut Laura Ring (absent) Adrian Shahbazian

Secretary: Edie Krieger

County Officials:  
County Liaison: Tiffany Hesser  
Current Planning Staff: Rob Kaminski

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All items listed on the agenda are for action by the Enterprise Town Advisory Board unless otherwise noted. Action may consist of any of the following: recommend approval, recommend denial, and recommend conditions of approval hold or table.

The Enterprise Library is accessible to individuals with disabilities. With forty-eight (48) hour advance request, a sign language interpreter may be made available by calling 455-3530 or TDD 385-7486 or Relay Nevada toll free 800-326-6868, TD/TDD.

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**CALL TO ORDER:** The meeting was called to order by the Chair

**PLEDGE OF ALLEGIANCE:** The Pledge of Allegiance was led by the Chair

**ROLL CALL:** By Chair:

**INTRODUCTION OF COUNTY STAFF:** Noted above

**PROCEDURES & CONDUCT:**

1. This meeting has been duly notified and is conducted in conformance with open meeting law.
2. Please turn off or mute all cell phones, pagers & other electronic devices.
3. Please take all private conversations outside the room
4. Request all attendees sign in
5. Observe the protocol for speaking before the Board. The protocol is posted in the meeting room. Also see Public Comments guidelines below.

**PUBLIC COMMENTS:**

This is a period devoted to comments by the general public about items on **this** agenda only. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Zoning Agenda Items at the time they are presented. If you wish to speak to the Board about items within its jurisdiction but not appearing on this agenda, you must wait until the "Public Comments" period listed at the end of this agenda. Comments will be limited to three minutes. Please step to the front of the room to address the Board, clearly state your name and address and please **spell** your last name for the record. If any member of the Board wishes to extend the length of a presentation this will be done by the Chair or the Board by majority vote.

NONE:

**REGULAR BUSINESS:**

1. Approve the Minutes for the meeting held on May 13, 2015. Requires a vote of the Board.  
Motion to approve the minutes by Frank Kapriva:  
**Approved: 4-0**
2. Approve the Agenda with any corrections, deletions or changes. Requires a vote of the Board.



# Enterprise Town Advisory Board MINUTES

1. Items on the agenda may be taken out of order.
2. The Town Advisory Board may combine two or more agenda items for consideration.  
The following zoning applications are companion items and will be heard together respectively:
  4. TM-0072-15 – LH VENTURES
  7. VS-0255-15 – LH VENTURES
  10. WS-0254-15 – LH VENTURES
3. The Town Advisory Board may remove an item from the agenda or delay discussion relating to an item at any time.  
The following zoning application has been held:
  3. WS-0282-15 – DYNAMIC TOWN SQUARE LAS VEGAS, LLC, ET AL
  5. TM-0079-15 – CFT LANDS, LLC, & USA
  6. TM-0080-15 – KHUSROW ROOHANI FAMILY TRUST
  8. VS-0287-15 – ZUFFA LANDCO, LLC
  9. VS-0293-15 – KHUSROW ROOHANI FAMILY TRUST
  11. WS-0292-15 – KHUSROW ROOHANI FAMILY TRUST
  14. ZC-0290-15 – CFT LANDS, LLC, & USA
  15. VS-0226-15 – SILVERADO PROMENADE

Motion to approve the agenda with changes as noted above by Frank Kapriva:

**Approved: 4-0**

## ANNOUNCEMENTS

There will be a vacancy on the Enterprise Town Advisory Board as of June 1, 2015. Anyone interested in serving on the town board contact the TAB or Clark County regarding the application process.

[http://www.clarkcountynv.gov/Depts/public\\_communications/Documents/TOWNAPP%202014.pdf](http://www.clarkcountynv.gov/Depts/public_communications/Documents/TOWNAPP%202014.pdf)

Neighborhood meeting: to discuss a proposed single family residential development located at or near the intersection Teco and Duneville (APN: 163-36-401-010 & 011): Monday, June 1, 2015 at 6:00 p.m. at Desert Breeze Community Center 8275 Spring Mountain Road.

## PRESENTATION

Current Planning will discuss "Artificial Grade and Lot Sizes". (For discussion only)

Rob Kaminski

Re: ORD-0252-15 (Title 30 changes) adopted April 22, effective May 18:

The ordinance addressed several Title 30 changes with two issues effecting Enterprise.

### 1. Finished Grade:

- Through the public hearing process entitlement stage the county will begin requiring applicants, builders, and engineers to include cross sections of finished grade of subject property and surrounding properties for non-single family residential developments.
- Any request to increase the finished grade over 18 inches shall be considered by the Board through a design review as a public hearing - this was previously done as a waiver.
- Justification for the proposal shall be provided with the submittal.
- For single family developments the grading cross section would be required at the tentative map stage.

#### BOARD OF COUNTY COMMISSIONERS

STEVE SISOLAK, Chair – LAWRENCE L. BROWN III, Vice-Chair  
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DON BURNETTE, County Manager



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- Applicants would be required to show a cross section of property lines as a basis for looking at artificial grades.

## 2. Net lot area:

- Title 30 has added net lot area for rural areas – R-U, R-A, R-E, R-D zone districts.
- The net lot area standard was determined by reducing the current minimum lot size by 10%.
- Net lot area in an RNP is now 18,000 sq. ft.
- The net area for lots adjacent to a collector or arterial street may be reduced by another 10%.
- Net lot area adjacent to a collector or arterial is 16,200 sq. ft.
- Net lot area is buildable lot area:
- Net lot size i.e., buildable lot area, is determined by lot area less all easements or private streets which restrict construction.

## Questions and comments from the board:

- For single family developments, TABs and Commissions would not see the grading cross section until the tentative map.
- In Enterprise many open parcels have a significant slope.
- If a grading cross section is rejected at the tentative map stage it would be very costly to the developer to redo their project.
- Grading plan cross section is best reviewed with the project Design Review.
- Would allow project changes before any dirt is moved.
- The term “private streets which restrict construction” is open for various interpretations.
- Are the “lot coverage” percentages based on net or gross area?

## **ZONING AGENDA:**

### 1. **UC-0278-15 – 7729 RAINBOW, LLC:**

**USE PERMIT** to allow on-premises consumption of alcohol (service bar) in conjunction with an existing restaurant within an existing shopping center on a portion of 1.7 acres in a C-1 (Local Business) Zone. Generally located on the west side of Rainbow Boulevard, 250 feet south of Robindale Road within Enterprise. SS/dg/ml (For possible action) **06/16/15 PC**

**Motion by Frank Kapriva**

**APPROVE per staff conditions**

**Motion passed 4-0**

### 2. **WS-0266-15 – STORYBOOK INVESTMENTS, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for alternative landscaping in conjunction with an approved single family residential development on 1.3 acres in an R-2 (Medium Density Residential) Zone in the MUD-3 Overlay District. Generally located on the north side of Pebble Road, 350 feet east of Decatur Boulevard within Enterprise. SB/al/ml (For possible action) **06/16/15 PC**

**Motion by Frank Kapriva**

**APPROVE per staff conditions**

**Motion passed 4-0**

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3. **WS-0282-15 – DYNAMIC TOWN SQUARE LAS VEGAS, LLC, ET AL:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced street landscape width; 2) permit encroachment into airspace; 3) allow non-standard improvements (landscaping) within a right-of-way (Las Vegas Boulevard South); and 4) reduced throat depth.  
**DESIGN REVIEW** for a shopping center on a portion of 17.1 acres in a C-2 (General Commercial) (AE-65 & AE-70) Zone. Generally located on the west side of Las Vegas Boulevard South, 200 feet north of the 215 Beltway within Enterprise. SS/gc/ml (For possible action) **06/16/15 PC**

**HELD by the applicant to the June 10, 2015 and July 7, 2015 PC meetings.**

4. **TM-0072-15 – LH VENTURES, LLC:**  
**TENTATIVE MAP** consisting of 46 single family residential lots and common lots on 10.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the west side of Jones Boulevard and the north and south sides of Windmill Lane within Enterprise. SB/SS/dg/ml (For possible action) **06/17/15 BCC**

**Motion by Dave Chestnut**  
**APPROVE per staff conditions**  
**Motion passed 4-0**

5. **TM-0079-15 – CFT LANDS, LLC, & USA:**  
**TENTATIVE MAP** consisting of 75 single family residential lots on 10.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Silverado Ranch Boulevard and the west side of Edmond Street within Enterprise. SB/gc/ml (For possible action) **06/17/15 BCC**

**HELD by the applicant to the June 10, 2015.**

6. **TM-0080-15 – KHUSROW ROOHANI FAMILY TRUST:**  
**TENTATIVE MAP** consisting of 46 single family residential lots and common lots on 5.1 acres in an RUD (Residential Urban Density) Zone. Generally located on the southeast corner of Cactus Avenue and Mann Street within Enterprise. SB/gc/ml (For possible action) **06/17/15 BCC**

**HELD by the applicant to the June 10, 2015.**

7. **VS-0255-15 – LH VENTURES, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Jones Boulevard and Torrey Pines Drive, and between Windmill Island Avenue and Wild Waters Avenue within Enterprise (description on file). SB/SS/dg/ml (For possible action) **06/17/15 BCC**

**Motion by Dave Chestnut**  
**APPROVE per staff conditions**  
**Motion passed 4-0**

8. **VS-0287-15 – ZUFFA LANDCO, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Sunset Road and Rafael Rivera Way and between Torrey Pines Drive and El Camino Road within Enterprise (description on



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## MINUTES

file). SS/gc/ml (For possible action) **06/17/15 BCC**

**HELD by the applicant to the June 10, 2015.**

9. **VS-0293-15 – KHUSROW ROOHANI FAMILY TRUST:**

**VACATE AND ABANDON** easements of interest to Clark County located between Cactus Avenue and Levi Avenue and between Mann Street and El Camino Road, and a portion of right-of-way being Cactus Avenue located between Mann Street and El Camino Road within Enterprise (description on file). SB/gc/ml (For possible action) **06/17/15 BCC**

**HELD by the applicant to the June 10, 2015.**

10. **WS-0254-15 – LH VENTURES, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increased wall height; and **2)** increased building height.

**DESIGN REVIEWS** for the following: **1)** single family residential development; and **2)** subdivision access on 10.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the west side of Jones Boulevard and the north and south sides of Windmill Lane within Enterprise. SB/SS/dg/ml (For possible action) **06/17/15 BCC**

**Motion by Dave Chestnut**

**APPROVE per staff conditions and,**

**ADD recommendation:**

- **Traffic study consider right-out / right-in only on Jones based on future traffic anticipated on Jones when the bridge on Blue Diamond is completed.**

**Motion passed 4-0**

11. **WS-0292-15 – KHUSROW ROOHANI FAMILY TRUST:**

**WAIVER OF DEVELOPMENT STANDARDS** to eliminate open space requirements.

**DESIGN REVIEW** for a single family residential development on 5.1 acres in an RUD (Residential Urban Density) Zone. Generally located on the southeast corner of Cactus Avenue and Mann Street within Enterprise. SB/gc/ml (For possible action) **06/17/15 BCC**

**HELD by the applicant to the June 10, 2015.**

12. **ZC-0285-15 – LEOPOLD & KATHLEEN FALKENSAMMER REVOCABLE TRUST:**

**ZONE CHANGE** to reclassify 4.8 acres from C-2 (General Commercial) (AE-60) Zone to M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design and MUD-3 Overlay Districts.

**DESIGN REVIEW** for an office/warehouse facility. Generally located on the south side of Sunset Road and the east side of Torrey Pines Drive within Enterprise (description on file). SS/pb/ml (For possible action) **06/17/15 BCC**

**Motion by Frank Kapriva**

**APPROVE per staff conditions**

**Motion passed 4-0**

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## MINUTES

Motion to re-open by Frank Kapriva

Motion passed 4-0

Motion by Dave Chestnut

APPROVE per staff conditions per plans presented at the TAB

Motion passed 4-0

13. **ZC-0286-15 – ZUFFA LANDCO, LLC:**

**ZONE CHANGE** to reclassify 15.0 acres from R-E (Rural Estates Residential) (AE-60) Zone and C-2 (General Commercial) (AE-60) Zone to M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design and MUD-3 Overlay Districts.

**USE PERMIT** to allow offices as a principal use.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increased wall height; and 2) cross access with adjacent non-residential lots.

**DESIGN REVIEWS** for the following: 1) office and warehouse buildings; 2) motion picture production/studio; and 3) manmade decorative water features. Generally located on the northeast corner of Rafael Rivera Way and Torrey Pines Drive within Enterprise (description on file). SS/gc/ml (For possible action) **06/17/15 BCC**

Motion by Frank Kapriva

APPROVE Zone Change

APPROVE Use Permit

APPROVE Waivers of Development Standards #1 & 2

APPROVE Design Reviews #1, 2, & 3.

Per staff "if approved" conditions

Motion passed 4-0

14. **ZC-0290-15 – CFT LANDS, LLC, & USA:**

**ZONE CHANGE** to reclassify 10.0 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increased wall height; and 2) increased building height.

**DESIGN REVIEW** for a single family residential development. Generally located on the north side of Silverado Ranch Boulevard and the west side of Edmond Street within Enterprise (description on file). SB/gc/ml (For possible action) **06/17/15 BCC**

**HELD by the applicant to the June 10, 2015.**

15. **VS-0226-15 – SILVERADO PROMENADE, LLC:**

**VACATE AND ABANDON** a portion of right-of-way being Giles Street located between Silverado Ranch Boulevard and Jo Rae Avenue and a portion of right-of-way being Landberg Avenue located between Giles Street and Haven Street within Enterprise (description on file). SS/co/xx (For possible action) **PC 06/16/15**

**PREVIOUS ACTION**

Enterprise TAB April 29, 2015: HELD to the May 27, 2015 TAB per request of the applicant. (Not previously heard)

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## MINUTES

HELD by the applicant to the June 10, 2015.

### GENERAL BUSINESS:

Arden Rail Business Park Overlay Concept for discussion and recommendation to Board of County commissioners. (For possible action)

**Motion by Frank Kapriva**  
**HOLD to the June 10, 2015 TAB.**  
**Motion passed 4-0**

### PUBLIC COMMENTS:

No discussion, action, or vote may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on a future agenda. Comments will be limited to three minutes. Please step to the front of the room to address the Board, clearly state your name and address and please **spell** your last name for the record. If any member of the Board wishes to extend the length of a presentation this will be done by the Chair or the Board by majority vote.

1. The intersection of Placid and Shelbourne has been a problem for years with accidents because running stop sign. Suggest flashing red lights on the stop signs.

2. Some years ago the BCC changed rules regarding developments to wit that if a final approval was issued on a project it had to be built exactly according to the approved plan. So then, if the plans were wrong, still had to be built according to those plans. Examples of drainage issues were cited.

**NEXT MEETING DATE:** June 10, 2015, 6:00 p.m.

### ADJOURNMENT:

**Motion by Cheryl Wilson**  
**Adjourn 7:03 pm**  
**Motion passed 3-1 (AS nay)**

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